

## **ORDINANCE 2014-04**

**TO BE ENTITLED “AN ORDINANCE TO REZONE ±10.33 ACRES FROM LOW RESIDENTIAL DISTRICT (R-1) TO AGRICULTURAL DISTRICT (AG) FOR THE PROPERTIES LOCATED AT 4108 AND 4114 MURFREESBORO ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.”**

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, rezoned from its present zoning classification of Low Residential District (R-1) to Agricultural District (AG):

Zoning Reference Number: 14-01:

Map-Group-Parcel	Acres
080-03901	2.69
080-03900	7.64
TOTAL	10.33

## Legal Description

### EXHIBIT "A"

Beginning at an iron pin on the North right of way HWY. 96 George Lynch's SW corner, said iron pin being North 49° 22' 37" West, 745.90 feet from a concrete monument of South Central Bell Telephone Co., these with said right of way of Hwy. 96 and with a curve to the let having the following characteristics, Delta is equal to 03° 15' 17", Radius is equal to 2905.00 feet, length is equal to 165.02 feet, Chord is equal to North 32° 46' 36" West, 165.00 feet to an iron pin in the Southeast corner of Tract I, Thomas Hawkins Subdivision, thence leaving said road and with Tract I, North 36° 48' 23" East, 664.02 feet to an iron in Paul Tune, Sr. line, thence with his line, North 71° 52' 56" East, 25.36 feet to an existing iron pin, thence North 84° 08' 10" East, 184.19 feet to an existing iron pipe, George H. Lynch's Northwest corner, thence with said Lynch, South 36° 30' 00" West 867.18 feet to the point of beginning, containing 2.69 acres, more or less, and being Tract II of the Thomas Hawkins Subdivision, recorded in Plat Book 8, Page 105, Register's Office for Williamson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., dated 6/8/82.

Being the same property conveyed to M. Wesley Hall, III and wife Carolyn M. Hall by Quitclaim Deed dated September 25, 1998 and filed for record on October 7, 1998 in Book 1735, Page 940, Register's Office for Williamson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 8, Page 105; Water Rights in Book 94, page 175; MTEMC Easements in Book 497, page 445; Restrictions in Book 337, page 79, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO AGREED ORDER OF POSSESSION DOCKET #I-01271 of record in Book 175, page 56, Circuit Court for Williamson County, Tennessee.

EXHIBIT "A"

Land in Williamson County, Tennessee, beginning at an iron pin in the east margin of Tennessee Highway 96, said point being 548 feet along said highway from Leo Lynch's southwest corner; thence with a new line North 36 deg. 30 min. East 865 feet to an iron pin in Tune's fence line; thence with Tune's fence line North 84 deg. East 115.4 feet and North 71 deg. East 61 feet to an iron pin; thence with a new line South 5 deg. 30 min. West 639 feet to an iron pin; thence South 51 deg. West 540 feet to an iron pin in the east margin of Tennessee Highway 96; thence with the east margin with the four following calls: North 47 deg. 45 min. West 52 feet, North 39 deg. 45 min. West 111 feet, North 36 deg. West 111 feet and North 34 deg. 45 min. West 50 feet to the point of beginning and containing 7.64 acres, more or less, according to the survey of Billy Carl Tomlin dated March 30, 1979.

Being the same property conveyed to Classic Treescape, L.L.C., by deed from Tennessee Bush Farm, Inc., of record in Book 2657, page 921, Register's Office for Williamson County, Tennessee

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described tract of land conveyed to State of Tennessee, to-wit.

Beginning at the point of intersection of the existing northeast margin of State Route 96 and the southeast boundary of the M. Wesley Hall, III and wife property, said point of intersection being 51.87 feet left of State Route 96 proposed centerline station 2+958.894; thence with said southeast boundary North 36 deg. 26 min. 37 sec. East 1 foot more or less to a point, said point being 52.49 feet left of State Route 96 proposed centerline station 2+958.822, thence with the proposed northeast margin of said road having a 1259.84 foot radius curve left and southeasterly 322.56 feet to a point said point being 52.49 feet left of State Route 96 proposed centerline station 3+061,234; thence with the northwest boundary of the John. D. Harper and wife property South 48 deg. 57 min. 47 sec. West 10,998 feet to a point, said point being 41.59 feet left of State Route 96 proposed centerline station 3+060,810; thence with said existing margin northwesterly 323 feet more or less to the point of beginning, containing 1619 square feet.

Being the same property conveyed to State of Tennessee by deed from David Hosfield and wife, Ann Hosfield, of record at Book 2227, page 628, Register's Office for Williamson County, Tennessee.

SECTION II: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
ERIC S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

BY: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION: \_\_\_\_\_

PASSED FIRST READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_